

## **Neighbor Meeting Summary**

Project: Spring Mill Station SWC

Date: Wednesday, May 27, 2015

Location: Shamrock Springs Elementary

Attendance: 15 neighbors, 2 City Councilors

### **Questions and Comments—Red indicates responses added since Public Hearing**

1. How many units?
  - 290 units
2. How big, what price point?
  - 800-1200sf, \$1.10 per sf, most units in Westfield currently go for \$1 per sf
3. What about traffic? It is really bad currently.
  - Round-a-bout at 161st and Spring Mill, 161st will be widened eventually. With the current construction traffic is worse than normal.
  - There is not currently a scheduled timeline for improvements in this area, but it is under evaluation by the city
4. What about parking during sporting events? Overflow goes to Enclave.
  - most sports will be eliminated or moved to Grand Park
5. What about schools? Are they prepared for the increase in students from this and other developments?
  - School has other land and will build eventually, this development will not generate many children
6. What's the Timeline?
  - It will be early next year before zoning and development plan are completed. School will use field for remainder of season
7. What is going on the other parcel?—
  - Chris Bluto responded—Mark Zuckerman has met with task group, working with this development to align roads, cannot say what it will be yet. Birch Dalton mentioned library possibility as he is on their Board.
  - Nothing has been filed at this time
8. Is there going to be a pharmacy? Where? We have heard conflicting information.
  - Yes, a CVS is proposed on the southeast corner. They worked with the task group as well and the envisioned elevations are available.
  - A development plan has been filed and should receive a Public Hearing at the July 6 APC meeting
9. What about the blank area? (2 acre commercial block in NE corner of this parcel)
  - commercial, daycare or some other local business, also drainage safety net if the school changes their mind on the pond
10. Density is too high for the area, driven by \$
  - Birch Dalton said that it called for in SMS plan

11. When 161st is widened where will the land come from? Will it be taken from Enclave?
- Probably already accounted for, will check with Public Works
  - At this time there appears to be adequate right-of-way without further encroaching into the Enclave's buffer.
12. What about construction traffic? Will it all have to come on 161st?
- Temporary construction drives will be constructed, may be able to bring some off of Spring Mill
  - The possibility of bringing the construction traffic in off of Spring Mill cannot be determined at this time, it will be dependent on the ownership and timing of development on the parcel to the east (corner of 161<sup>st</sup> and Spring Mill), and will need to be evaluated closer to the start of construction